

COMMISSION ON CHICAGO LANDMARKS

NOTICE OF A REGULAR MEETING

Pursuant to a resolution adopted by the Commission on Chicago Landmarks on June 4, 2020, regarding the Chairman's emergency rule-making powers, the Chairman of the Commission on Chicago Landmarks issued "Emergency Rules Governing the Conduct of Remote Public Commission Meetings and Provisions for Remote Public Participation" effective June 23, 2020, in response to the COVID-19 emergency. The Emergency Rules can be found on the Commission's website at www.chicago.gov/ccl.

In line with the Emergency Rules, the regular meeting of the **Commission on Chicago Landmarks** on **Thursday, September 3, 2020**, will be a **virtual meeting simulcast to the general public via livestreaming**. The Commission on Chicago Landmarks meeting will begin at **12:45 p.m.**

The **Permit Review Committee** will hold its regular meeting on Thursday, September 3, 2020, at 1:30 p.m. This meeting will also be a virtual meeting simulcast to the general public via livestreaming.

Members of the public may view the Commission's virtual meetings via livestream by selecting "Watch the Commission Meeting live" on the Commission's website at www.chicago.gov/ccl. Verbal statements by the public will take place at the beginning of each meeting.

The Commission highly encourages members of the public to submit their comments in written form. Written comments must be received no later than 24 hours in advance of the Commission meetings. Comments should be sent to: ccl@cityofchicago.org. Written comments received after the deadline shall not be considered. For additional details regarding format, submission, or content, please see the Emergency Rules at www.chicago.gov/ccl.

Members of the public wishing to speak during the virtual meetings must register in advance by completing a form found at www.chicago.gov/ccl and emailing it to ccl@cityofchicago.org. Registration will open at 9:00 a.m. on Friday, August 28 and will close either when the fifteen open spots have been allocated or by 12:45 p.m. on Tuesday, September 1, whichever comes first.

Historic Preservation staff will communicate to members of the public who have signed up to speak the means by which they can participate remotely in the virtual meetings. Aldermen or their representatives wishing to submit comments or speak during the virtual meetings should contact Historic Preservation staff by 12:45 p.m. on Tuesday, September 1.

Attached is a copy of the agendas for the Commission meetings.

Maurice D. Cox
Secretary

AGENDA
COMMISSION ON CHICAGO LANDMARKS
Regular Meeting – Thursday, September 3, 2020
Virtual Meeting
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of August 6, 2020

2. Preliminary Landmark Recommendation

EMMETT TILL AND MAMIE TILL-MOBLEY HOUSE WARD 20
6427 South St. Lawrence Avenue

3. Preliminary Landmark Recommendation

ILLINOIS BELL BUILDING WARD 42
225 West Randolph Street

4. Recommendation to City Council for Approval of Class L Property Tax Incentive

ILLINOIS BELL BUILDING WARD 42
225 West Randolph Street

5. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

UPTOWN SQUARE DISTRICT WARD 46
4601 North Broadway

6. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

UPTOWN SQUARE DISTRICT WARD 46
4613 North Broadway

7. Permit Review Committee Reports

Report on Projects Reviewed at the August 6, 2020, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of August 2020

8. Adjournment

Commission on Chicago Landmarks
Summary of Projects with Staff Recommendations, September 3, 2020

2. Preliminary Landmark Recommendation

EMMETT TILL AND MAMIE TILL-MOBLEY HOUSE
6427 South St. Lawrence Avenue

WARD 20

Staff Recommendation—Staff recommends the Commission on Chicago Landmarks (hereinafter the “Commission”) preliminarily finds that:

1. The Emmett Till and Mamie Till-Mobley House, (the “Building”), located at the address noted above, meets two (2) criteria for landmark designation as set forth in Section 2-120-620 (1) and (3) of the Municipal Code of Chicago (the “Municipal Code”), as specifically described in the Preliminary Summary of Information submitted to the Commission on this 3rd day of September, 2020, by the Department of Planning and Development (the “Preliminary Summary”); and
2. The Building satisfies the historic integrity requirement set forth in Section 2-120-630 of the Municipal Code as described in the Preliminary Summary; now, therefore

Be it resolved by the Commission on Chicago Landmarks:

Section 1. The above recitals are expressly incorporated in and made part of this resolution as though fully set forth herein.

Section 2. The Commission hereby adopts the Preliminary Summary and makes a preliminary landmark recommendation concerning the Building in accordance with Section 2-120-630 of the Municipal Code.

Section 3. For purposes of Section 2-120-740 of the Municipal Code governing permit review, the significant historical and architectural features of the Building are preliminarily identified as:

- All exterior elevations, including rooflines, of the Building.

Section 4. The Commission hereby requests a report from the Commissioner of the Department of Planning and Development which evaluates the relationship of the proposed designation to the City’s governing plans and policies and the effect of the proposed designation on the surrounding neighborhood in accordance with Section 2-120-640 of the Municipal Code.

3. Preliminary Landmark Recommendation

ILLINOIS BELL BUILDING
225 West Randolph Street

WARD 42

Staff Recommendation—Staff recommends the Commission preliminarily finds that:

1. The Illinois Bell Building, (the “Building”), located at the address noted above, meets three (3) criteria for landmark designation as set forth in Section 2-120-620 (1), (4) and (5) of the Municipal Code of Chicago (the “Municipal Code”), as specifically described in the Preliminary Summary of Information submitted to the Commission on this 3rd day of September, 2020, by the Department of Planning and Development (the “Preliminary Summary”); and
2. The Building satisfies the historic integrity requirement set forth in Section 2-120-630 of the Municipal Code as described in the Preliminary Summary; now, therefore

Be it resolved by the Commission on Chicago Landmarks:

Section 1. The above recitals are expressly incorporated in and made part of this resolution as though fully set forth herein.

Section 2. The Commission hereby adopts the Preliminary Summary and makes a preliminary landmark recommendation concerning the Building in accordance with Section 2-120-630 of the Municipal Code.

Section 3. For purposes of Section 2-120-740 of the Municipal Code governing permit review, the significant historical and architectural features of the Building are preliminarily identified as:

- All exterior elevations, including rooflines, of the Building; and
- The first floor lobby; and
- The surrounding plazas of the Building including the granite planters on the Franklin and Randolph Street elevations

Section 4. The Commission hereby requests a report from the Commissioner of the Department of Planning and Development which evaluates the relationship of the proposed designation to the City’s governing plans and policies and the effect of the proposed designation on the surrounding neighborhood in accordance with Section 2-120-640 of the Municipal Code.

4. Recommendation to City Council for Approval of Class L Property Tax Incentive

ILLINOIS BELL BUILDING
225 West Randolph Street

WARD 42

Staff Recommendation—Staff recommends that:

Whereas, the Commission on Chicago Landmarks (the “Commission”) has reviewed an application for the proposed exterior and interior rehabilitation of the building at 225 W. Randolph Street (the “Building,” and its rehabilitation, the “Project”), pursuant to the Cook County Real Property Assessment Classification Ordinance, as amended (the “County Ordinance”), and its requirements governing the Class L real estate tax incentive (the “Class L”); and

Whereas, the Building was preliminarily recommended as a Chicago Landmark by the Commission on September 3, 2020; now, therefore

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Incorporates the above recitals; and
2. Finds, based on the Project’s budget and proposed scope of work, incorporated herein and attached as Exhibits A and B respectively, that the Project meets or exceeds the *Secretary of the Interior’s Standards for the Rehabilitation of Historic Buildings*; and
3. Finds that the Project meets the eligibility criteria for the Class L incentive specified in the County Ordinance;
4. Recommends, conditioned upon a final determination by the Commission and the City Council to designate the building as a Chicago Landmark, that the Project be approved for the Class L incentive.

5. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

UPTOWN SQUARE DISTRICT
4601 North Broadway

WARD 46

Staff Recommendation—Staff recommends that the Commission:

1. Finds, in accordance with the criteria for review of permit applications established in Article III of the Commission’s *Rules and Regulations*, that the Building is non-contributing to the character of the Landmark District;
2. Finds, in accordance with Section 2-120-770 of the Municipal Code of Chicago, that the demolition of the Building will not adversely affect any significant historical or

architectural features of the Landmark District, and that the demolition is in accordance with the *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*;

3. Approves the permit application for the demolition of the Building; and
4. Recommends, in accordance with Section 2-120-825, that the City Council of the City of Chicago accept the Commission's approval of the permit application for the demolition of the Building.

6. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

UPTOWN SQUARE DISTRICT
4613 North Broadway

WARD 46

Staff Recommendation—Staff recommends that the Commission:

1. Finds, in accordance with the criteria for review of permit applications established in Article III of the Commission's *Rules and Regulations*, that the Building is non-contributing to the character of the Landmark District;
2. Finds, in accordance with Section 2-120-770 of the Municipal Code of Chicago, that the demolition of the Building will not adversely affect any significant historical or architectural features of the Landmark District, and that the demolition is in accordance with the *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*;
3. Approves the permit application for the demolition of the Building; and
4. Recommends, in accordance with Section 2-120-825, that the City Council of the City of Chicago accept the Commission's approval of the permit application for the demolition of the Building.

NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE THURSDAY, September 3, 2020 Virtual Meeting

1:30 p.m.

AGENDA:

- 1. 65 E. Riverwalk South** **42nd Ward**
Michigan Ave. Bridge and Wacker Dr. Esplanade
Proposed installation of a new 20' tall GFRC-clad elevator enclosure with a curved standing seam zinc roof to access the Riverwalk.
- 2. 1460 N. Milwaukee** **1st Ward**
Milwaukee Avenue District
Proposed rehabilitation of 3-story, frame, mixed-use building including siding replacement, new storefront, and cornice
- 3. 6851 S. Bennett** **5th Ward**
Jackson Park Highlands District
Proposed new attached garage addition to single family residence and attached garage addition to coach house on corner lot

Dijana Cuvalo, AIA
Historic Preservation Division
Department of Planning and Development

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, September 3, 2020

1. 65 E. Riverwalk South

42nd Ward

Michigan Ave. Bridge and Wacker Dr. Esplanade

Proposed installation of a new 20' tall GFRC-clad elevator enclosure with a curved standing seam zinc roof to access the Riverwalk.

Applicant: City of Chicago (Michelle Woods, Dept. of Assets, Information and Service)
Jason Chochola, Muller & Muller, architects

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following conditions:

1. As proposed, the elevator enclosure shall be clad with glass fiber reinforced concrete (GFRC) and cast stone to match the color and texture of the adjacent masonry, and the zinc standing seam roof shall be dark grey. Historic Preservation staff shall be notified to view and approve material samples prior to order and installation.

2. 1460 N. Milwaukee

1st Ward

Milwaukee Avenue District

Proposed rehabilitation of 3-story, frame, mixed-use building including siding replacement, new storefront, and cornice

Applicant: Benjamin Neikrug, 1450 N. Michigan LLC, owner
Artur Kaczmarek, Bugai Architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 2, 3, and 6 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and

therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following conditions:

1. The front façade design shall match that shown in the historic photo as much as possible. Cornice and bay details shall be submitted with permit application;
2. As proposed, non-historic siding shall be removed from all elevations of the existing building. Upon removal of the non-historic siding, Historic Preservation staff shall be notified and make a site visit to verify if any historic wood siding remains, to review its condition, and determine if it can be retained and repaired. If any historic details are uncovered during this time, they should be documented and used to further inform the design in the permit drawings. If the historic wood siding can be repaired, select areas of deterioration are to be replaced in kind with wood clapboard to match design, lap exposure, profile, dimensions, and finish of the existing historic siding. If the siding cannot be repaired, new wood clapboard siding shall be installed;
3. New windows on front façade shall be wood or aluminum-clad wood double-hung windows with clear vision glass. Window and surrounding trim details shall be submitted with permit application; and,
4. Staff recommends the applicant match the profiles and configurations of the existing historic storefront. Aluminum may be used as a substitute for wood however limestone is not found elsewhere on the building and staff recommends the bulkhead be revised to metal panels. Storefront details shall be submitted with permit application.

3. 6851 S. Bennett

5th Ward

Jackson Park Highlands District

Proposed new attached garage addition to single family residence and attached garage addition to coach house on corner lot

Applicant: Josh Heyse and Carolyn Brewer, owners
Eifler & Associates, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 2, 3, 6, 9, and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark

property and district and approve the project with the following conditions:

1. The location and size of the 2-car garage addition to the main house is approved as shown on drawings dated 7/16/20. The extending rafter tails on the new 2-car garage addition shall have a simplified, straight profile so as to differentiate the new work from the historic house;
2. New and replacement window details for the main house shall be submitted with permit application;
3. The proposed coach house plans shall be modified to eliminate the new southern addition; and,
4. The project as proposed may require a zoning variation and/or adjustment, and the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.